



**Borough Road, Wallasey, CH44 6NJ**

**welcome to**

**Borough Road, Wallasey**

Looking for the ideal investment property? This substantial and recently renovated property boasts an immense level of accommodation and a courtyard. Early viewing is strongly advised! Call us today to arrange a viewing!



### Property Description

CALLING ALL INVESTORS!!! Jones & Chapman are delighted to present for sale a perfect opportunity! This property could be easily converted into either a HMO or 2, two bedroom apartments. The accommodation currently comprising four large bedrooms, two bathrooms, two kitchens and two living rooms with access to all parts from the front door. Externally the property has a walled and gated courtyard providing some communal outdoor space. It offers impressively spacious accommodation set across two floors that needs to be appreciated with an internal inspection.

### Flat One

#### Entrance Hall

UPVC double glazed front door, meter cupboard and carpet.

#### Lounge

17' 9" max x 13' 4" max ( 5.41m max x 4.06m max )  
UPVC double glazed window to side, radiator and carpet.

#### Kitchen

10' 7" x 6' 9" ( 3.23m x 2.06m )  
Sink, electric hob and oven and extractor. Boiler, gas meter, vinyl flooring and UPVC double glazed window to side.

#### Hallway

UPVC double glazed door to side leading to Garden and carpet.

### Bedroom One

16' 7" max x 12' max ( 5.05m max x 3.66m max )  
UPVC double glazed windows to side and front, radiator and carpet.

### Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )  
UPVC double glazed window to front, radiator and carpet.

### Bathroom

WC, sink and shower. Towel radiator, tiled walls, vinyl flooring and UPVC double glazed window to side.

### Flat Two

#### Living Room

15' 4" x 13' 3" max ( 4.67m x 4.04m max )  
UPVC double glazed window to side and carpet.

#### Kitchen

11' 11" x 10' 6" ( 3.63m x 3.20m )  
Sink, electric oven and hob. Part tiled walls, vinyl flooring and UPVC double glazed window to front.

### Bedroom One

17' 8" max x 12' 9" max ( 5.38m max x 3.89m max )  
UPVC double glazed windows to side and front and carpet.

### Bathroom

WC, sink and shower. Tiled walls, vinyl flooring and UPVC double glazed window to side.

### Landing

Storage cupboard housing water tank, carpet and Loft access.

### Bedroom Two

12' 1" max x 9' 1" max ( 3.68m max x 2.77m max )  
UPVC double glazed window to front and carpet.

### Outside

#### Rear Garden

Patio courtyard and wooden fences.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Borough Road, Wallasey

- Council Tax Band: A
- Perfect Investor Opportunity
- HMO or 2 Two Bedroom Apartments
- Recently Renovated to a Great Standard
- Close to Local Amenities, Schools & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Nov 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110691 - 0007

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